

# CITY OF TERRACE

## BYLAW NO. – 2024

"A BYLAW OF THE CITY OF TERRACE TO AMEND ZONING BYLAW NO. 2069-2014 AND AMENDMENTS THERETO."

**WHEREAS** the Municipal Council of the City of Terrace has adopted Zoning Bylaw No. 2069-2014;

**AND WHEREAS** the *Local Government Act* Section 481.3(1) Zoning bylaws and small-scale multi-family housing requires changes;

**NOW THEREFORE**, the Municipal Council of the City of Terrace, in open meeting assembled, hereby enacts as follows:

That the Zoning bylaw text in Schedule A of Zoning Bylaw No. 2069-2014 and amendments thereto is hereby amended as follows:

### **2.3 Definitions:**

Add the following:

**ACCESSORY DWELLING UNIT** means a self-contained residence with cooking, sleeping and bathroom facilities that is secondary to a Primary Use located on the same property.

**SHORT-TERM RENTAL** means commercial accommodations in a residential dwelling unit provided to members of the public for a period of less than 30 consecutive days.

Amend the following to read as:

**APARTMENT** means a multi-family building containing five or more dwelling units for residential use which has its principal access from an entrance common to the dwellings.

**BED AND BREAKFAST** means a Level 2 home occupation conducted as a short-term rental within the principal dwelling and operated by the occupying resident of the principal dwelling, providing temporary overnight accommodations and breakfast to guests.

**MULTI-FAMILY DWELLING** means any building consisting of five or more dwelling units for residential use, each of which is occupied or intended to be occupied as the permanent home or residence of one household.

**SECONDARY SUITE** means a self-contained, dwelling unit located inside a principal residential building. A secondary suite is ancillary to a primary unit in the building, has its own separate cooking, sleeping and bathing facilities, and has separate access to the outside, which may pass through a common vestibule.

Replace Section 3.3.3 as follows:

The sale of Urban Agriculture products are permitted in the AR2, R1, and RS1 zones subject to the following:

Amend Section 6.1 as follows:

By deleting the R1-A and R2 zones.

Replace Section 7.3.1 as follows:

A secondary suite is permitted in a single detached dwelling and semi-detached dwelling in the AR1, AR2, RS1, and R1 zones.

Delete Section 7.3.2.

Delete Section 7.3.6.

Amend Sections 8.2.9.a. ii., iii and iv as follows:

By deleting R1 and R2.

Amend Table 3 in Section 8.2 as follows:

Add Accessory Dwelling Unit to Column I and 1 per dwelling unit to Column II.

Amend Table 7 in Section 9.0 as follows:

Rename the following in Column II:  
R1 zone "Low Density Residential"  
R2 zone "Low Density Multi-Family Residential"  
R3 zone "Townhouse Multi-Family Residential"  
RB1 zone "Bare Land Strata Small Lot Residential"

Delete the R1-A zone and description.

Add to Section 10.1.1, Secondary Uses, "Accessory Dwelling Unit".

Amend Section 10.1.3.7.d, as follows:

Renaming to read "Accessory Dwelling Unit".

Amend Section 10.1.3.9.b, as follows:

Renaming to read "Accessory Dwelling Unit".

Add to Section 10.2.1, Secondary Uses, "Accessory Dwelling Unit".

Amend Section 10.2.3.7.d, as follows:

Renaming to read "Accessory Dwelling Unit".

Amend Section 10.2.3.9.b, as follows:

Renaming to read “Accessory Dwelling Unit”.

Remove and Replace Section 11.1 with the following:

**11.1 R1 – Low Density Residential**

Purpose: To accommodate a maximum of four dwelling units on a parcel in a variety of low-density, ground-oriented housing forms.

**.1 Permitted Uses**

The following uses are permitted in the R1 zone:

	Parcel area less than 600 m <sup>2</sup>	Parcel area greater than 600 m <sup>2</sup>	Parcel depth greater than 85 m
<b>Primary Uses</b>	<ul style="list-style-type: none"> <li>• Semi Detached Dwelling</li> <li>• Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Semi Detached Dwelling</li> <li>• Single Detached Dwelling</li> <li>• Townhouse</li> </ul>	<ul style="list-style-type: none"> <li>• Semi Detached Dwelling</li> <li>• Single Detached Dwelling</li> </ul>
<b>Secondary Uses</b>	<ul style="list-style-type: none"> <li>• Accessory Dwelling Unit</li> <li>• Family Child Care</li> <li>• Home Occupation – Level 1 or 2</li> <li>• Kitchen, Secondary</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Dwelling Unit</li> <li>• Family Child Care</li> <li>• Home Occupation – Level 1 or 2</li> <li>• Kitchen, Secondary</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Dwelling Unit</li> <li>• Family Child Care</li> <li>• Home Occupation – Level 1 or 2</li> <li>• Kitchen, Secondary</li> <li>• Secondary Suite</li> </ul>

**.2 Site Specific Permitted Uses**

In addition to the uses listed in Section 11.1.1, the following site specific use(s) are permitted in the R1 zone, at the location(s) specified:

- a. Home Occupation – Level 3, on: Lot 11, DL 977, Range 5, Coast District, Plan 1055.

### .3 Regulations

COLUMN I	COLUMN II		
	Parcel area less than 600 m <sup>2</sup>	Parcel area greater than 600 m <sup>2</sup>	Parcel depth greater than 85 m
.1 Minimum Parcel Area	500 m <sup>2</sup>	500 m <sup>2</sup>	500 m <sup>2</sup>
.2 Maximum Parcel Area	800 m <sup>2</sup>	800 m <sup>2</sup>	800 m <sup>2</sup>
.3 Minimum Parcel Width	12.0 m	12.0 m	12.0 m
.4 Maximum Parcel Width	20.0 m	20.0 m	20.0 m
.5 Minimum Setbacks (Residential Buildings/Structures)			
a. front parcel line	6.0 m	6.0 m	6.0 m
b. interior side parcel line	1.2 m	1.5 m	1.5 m
c. exterior side parcel line	2.0 m	2.0 m	2.0 m
d. rear parcel line	7.5 m	7.5 m	55 m
.6 Minimum Setbacks (Accessory Buildings/Structures)			
a. front parcel line	7.5 m	7.5 m	7.5 m
b. interior side parcel line	1.2 m	1.5 m	1.5 m
c. exterior side parcel line	2.0 m	2.0 m	2.0 m
d. rear parcel line	1.5 m	1.5 m	1.5 m
.7 Maximum Parcel Coverage	50%	45%	45%
.8 Maximum Density	4 dwelling units	4 dwelling units	4 dwelling units
.9 Maximum Number of Principal and Accessory Buildings/Structures			
a. residential buildings/structures	1 per parcel	1 per parcel	1 per parcel
b. accessory buildings/structures without dwelling units (30 m <sup>2</sup> and larger)	1 per parcel	1 per parcel	1 per parcel
c. accessory buildings/structures with dwelling units (30 m <sup>2</sup> and larger)	2 per parcel	2 per parcel	2 per parcel
.10 Maximum Building/Structure Height			
a. residential buildings/structures	10 m	10 m	10 m
b. accessory buildings/structures without dwelling units	5.1 m	5.1 m	5.1 m
c. accessory buildings/structures with dwelling units	7.5 m	7.5 m	7.5 m

.11 Building/Structure Dimensions a. minimum width of residential buildings/structures b. maximum length to width ratio of residential buildings/structures	4.9 m  3:1	4.9 m  3:1	4.9 m  3:1
.12 Minimum Footprint Residential Buildings/Structures	65 m <sup>2</sup>	75 m <sup>2</sup>	75 m <sup>2</sup>
.13 Maximum Footprint a. accessory buildings/structures without dwelling units b. accessory buildings/structures with dwelling units	55 m <sup>2</sup>  55 m <sup>2</sup>	55 m <sup>2</sup>  65 m <sup>2</sup>	55 m <sup>2</sup>  65 m <sup>2</sup>
.14 Maximum Gross Floor Area of Accessory Buildings/Structures a. accessory buildings/structures without dwelling units b. accessory buildings/structures with dwelling units	55 m <sup>2</sup>  96 m <sup>2</sup>	55 m <sup>2</sup>  112 m <sup>2</sup>	55 m <sup>2</sup>  112 m <sup>2</sup>
.15 Distance between Primary Buildings/Structures and Accessory Buildings/Structures with Dwelling Units	3 m	3 m	3 m
.16 Parking	Required as per Section 8.0	Required as per Section 8.0	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. The maximum residential density is 2 dwelling units if any of the following apply:
  - i. Parcel is not located within the urban containment boundary as established in the Official Community Plan;
  - ii. Parcel is not connected to municipal water;
  - iii. Parcel is not connected to municipal sanitary sewer;
  - iv. Parcel area exceeds 4,050 m<sup>2</sup>.
- b. A family child care shall only be permitted in a single detached dwelling.
- c. Townhouse dwelling units must have a minimum of two dwelling units oriented to the Front Parcel Line.

- d. Semi-detached dwelling units must have a minimum of one dwelling unit oriented to the Front Parcel Line.
- e. In addition to Sections 11.1.3.5(c) and 11.1.3.6(c), where a parcel fronts two highways the exterior side parcel line setback must be as follows:
  - i. A garage, carport or similar structure, attached to a residential building and oriented toward the exterior side yard, the setback must be a minimum of 5.5 metres from the exterior side parcel line.
  - ii. An accessory building with a garage door or a driveway access oriented toward the exterior side yard, the setback must be a minimum of 5.5 metres from the exterior side parcel line.
- f. In addition to Section 11.1.3.6(d) on a parcel with a depth greater than 85 m, the minimum rear parcel line setback for an Accessory Building/Structure with a dwelling unit is 55 m.

Delete Section 11.2.

Amend Section 11.3. as follows:

Rename “R2 – Low Density Multi-Family Residential”  
 Replace the purpose statement with:  
 “To provide for low density multi-family residential housing forms.”

Amend Sections 11.3.1 through Section 11.3.4. by replacing the text and table with:

“Currently no regulations.”

Amend the name of Section 11.4. as follows:

Rename “R3 - Townhouse Multi-Family Residential”  
 Replace the purpose statement with:  
 “To provide for medium density, multi-family residential development in the form of townhouses and other cluster residential development.”

Amend from Section 11.4.1, Primary Uses “Semi-Detached Dwelling”

Amend Section 11.4.1. Secondary Uses by removing “Home Occupation Level 2”

Amend Table in Section 11.4.3. Regulations, as follows.

.1 Minimum Parcel Area	950 m <sup>2</sup>
.2 Minimum Parcel Width	25m
.6 Maximum Density	33 units per hectare
.8 Minimum Dwelling Unit Size	46 m <sup>2</sup>

Amend Section 11.4.3.7.a. as follows.

Increase the Maximum Residential Building/Structure Height from 9.0 m to 10.0 m.

Replace Section 11.5.4.d. as follows:

Outdoor amenity areas must be provided for residential developments on a parcel in accordance with the following ratios:

Add to Section 11.9.1, Secondary Uses, "Accessory Dwelling Unit".

Amend Sections 11.9.3.7.c. and 11.9.3.11.b. as follows:

"accessory building/structure with dwelling unit"

Add section 11.9.4.d. as follows:

Where a parcel zoned RS1 meets all the following criteria that parcel shall be subject to Sections 11.1.1, 11.1.3 and 11.1.4 of the R1 zone:

- i. Parcel is located within the urban containment boundary as established in the Official Community Plan;
- ii. Parcel is connected to municipal water and sanitary sewer; and
- iii. Parcel area does not exceed 4,050 m<sup>2</sup>.

Amend the name of Section 11.10 as follows:

RB1 – Bare Land Strata Small Lot Residential

Amend the Purpose statement of Section 11.10 as follows:

To provide for bare land strata residential development on small parcels.

Add to Section 11.10.1, Primary Uses "Semi-Detached Dwelling".

Add to Section 11.10.1, Secondary Uses "Secondary Suite".

Replace Section 11.10.3 with the following:

.3 Strata Lot Parcel Area	
a. Minimum	325 m <sup>2</sup>
b. Maximum	500 m <sup>2</sup>

Amend Section 11.10.3.4. as follows:

Reducing the "Minimum Strata Lot Parcel Width" from 12.0 m to 10.0 m.

Amend Section 11.10.3 as follows:

.5 Minimum Setbacks for a Strata Lot Parcel from a Front Parcel Line	6.0 m
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Amend Section 11.10.3. by adding the following:

.14 Maximum Number of Dwelling Units per Strata Lot Parcel	4
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Amend Section 11.10.4.a. as follows:

Where the Common Property (private) road surface is less than 9.0 m wide, the road shall be marked as no on-street parking permitted.

That the Zoning Bylaw Map (shown as Schedule 'B' in Zoning Bylaw No. 2069-2014 and amendments thereto) is hereby amended as follows:

Change from R3 - Low Density Multi-Family Residential to R1 – Low Density Residential for properties legally described as follows:

Lot B, District Lot 361, Range 5, Coast District, Plan BCP257 and shown as hatched on map Appendix 'A'

Lots A and B, District Lot 611, Range 5, Coast District, Plan 5165 and Parcel A (SEE L10389), Block 7, District Lot 611, Range 5, Coast District, Plan 3154, and shown as hatched on map Appendix 'B'

Strata Lot 1 and 2, District Lot 983, Range 5, Coast District, Strata Plan EPS726 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, shown as hatched on map Appendix 'C'

Strata Lot 1 and 2, District Lot 983, Range 5, Coast District, Strata Plan EPS3275 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, shown as hatched on map Appendix 'C'

Strata Lot 1 and Strata Lot 2, District Lot 611, Range 5, Coast District, Plan EPS4137 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V and shown as hatched on map Appendix 'D'

Lot D, District Lot 362, Range 5, Coast District, Plan 6066 and shown as hatched on map Appendix 'E'

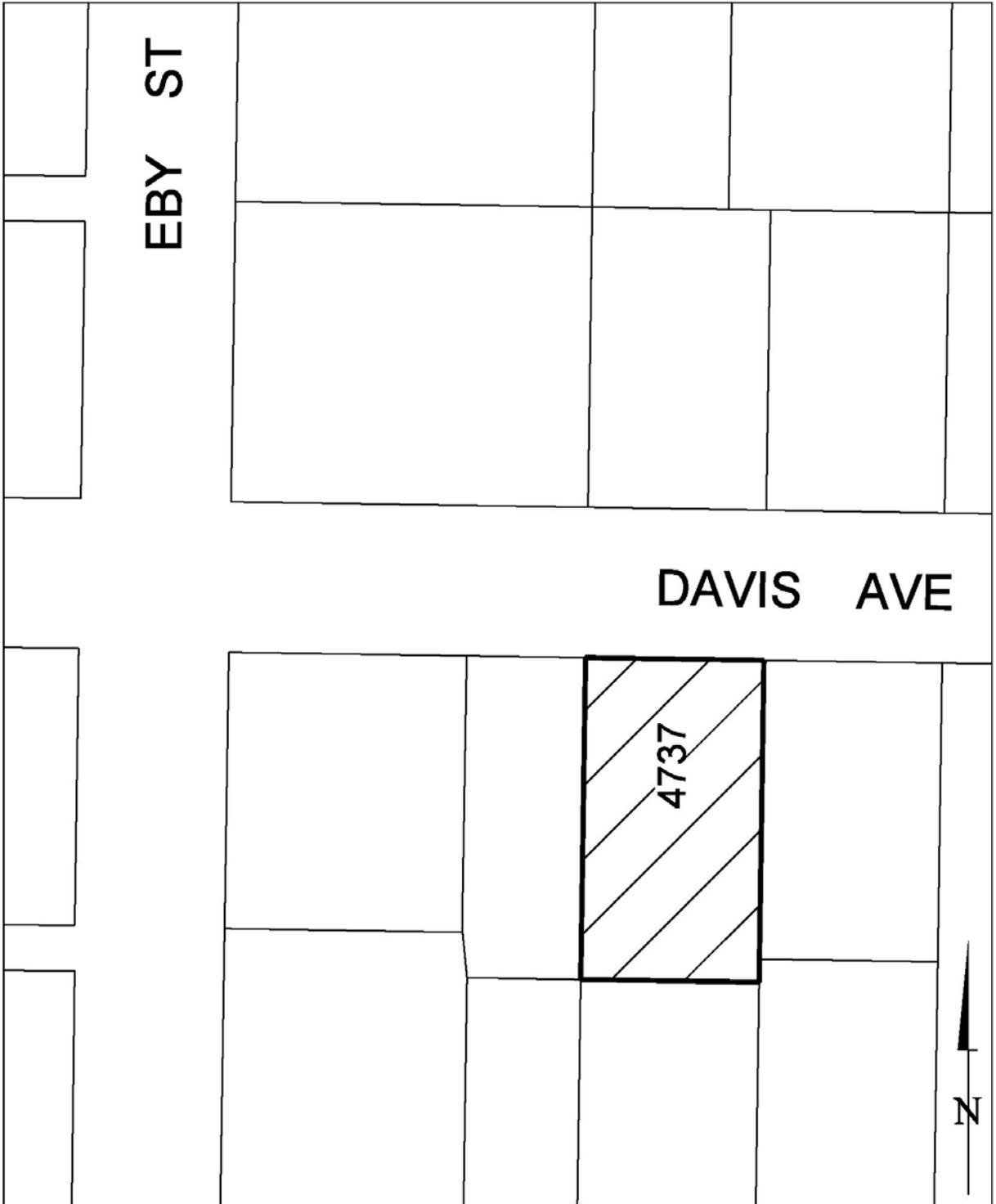
Lot 5, District Lot 362, Range 5, Coast District, Plan 4351, Except Plan 7999 and shown as hatched on map Appendix 'F'

The South ½ of the North ½ of Lot 2, Block 4, District Lot 360, Range 5, Coast District, Plan 3056 and shown as hatched on map Appendix 'G'

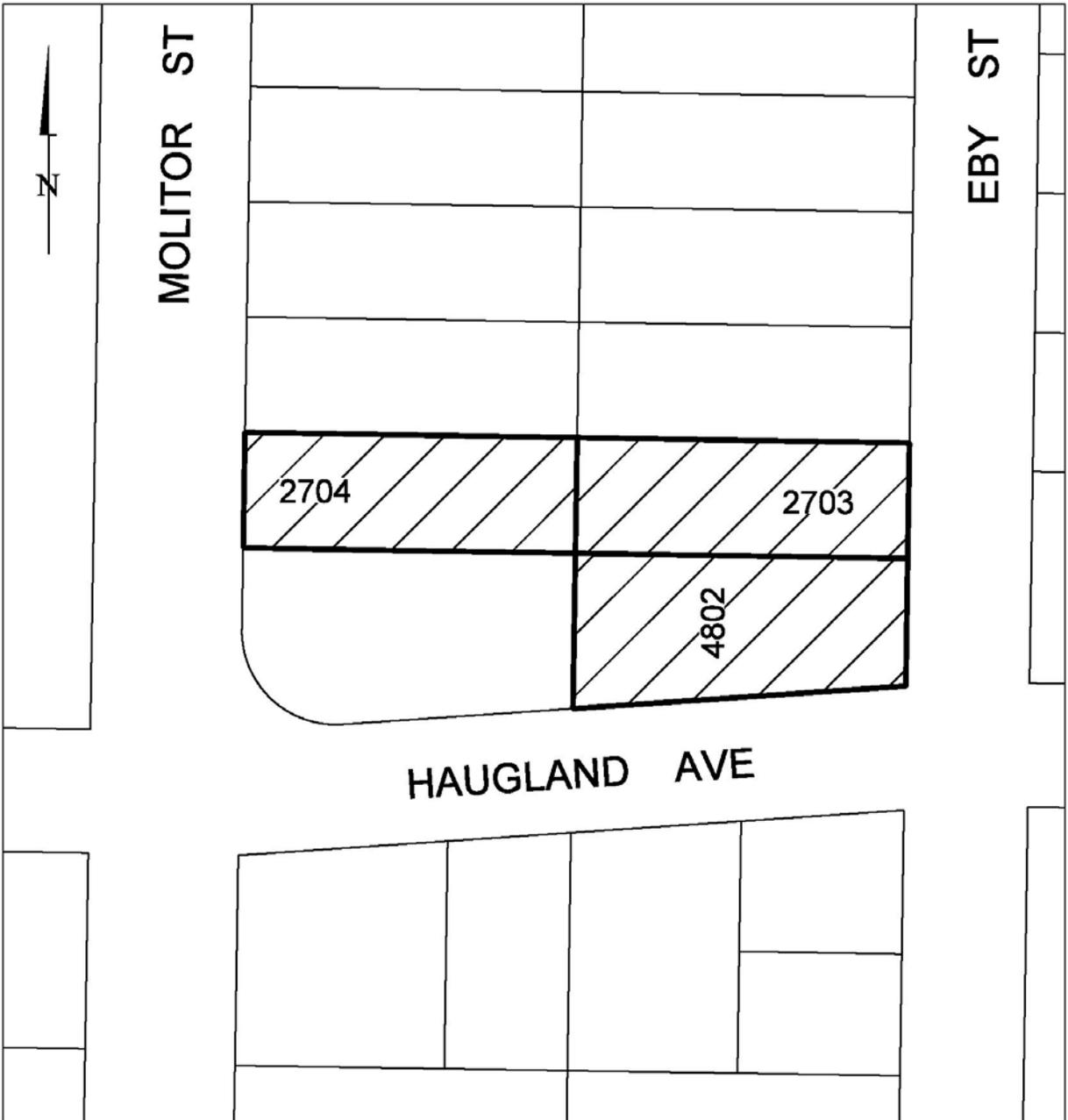
Renumber consolidated Zoning Bylaw No. 2069-2014 accordingly.



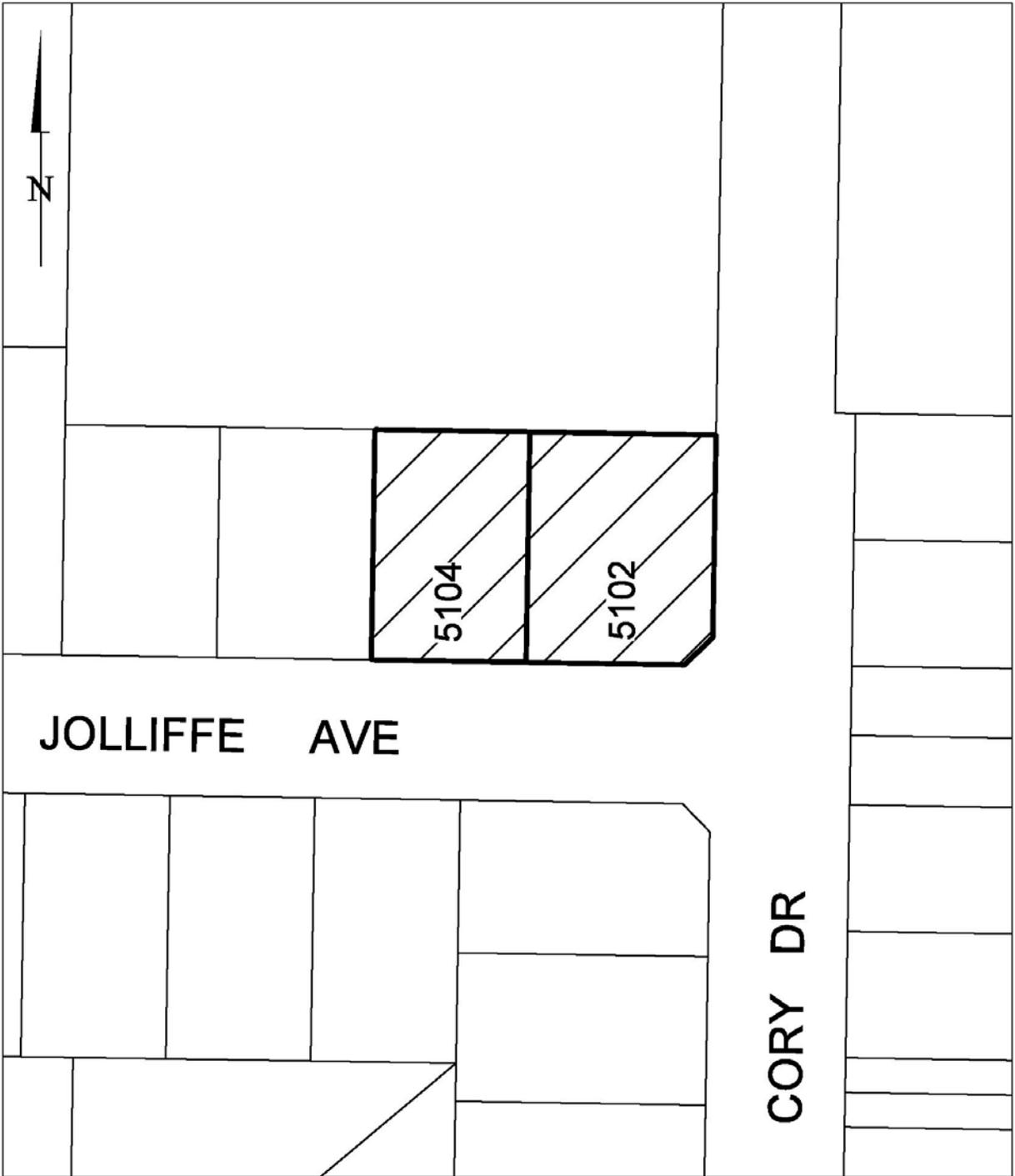
Appendix 'A'



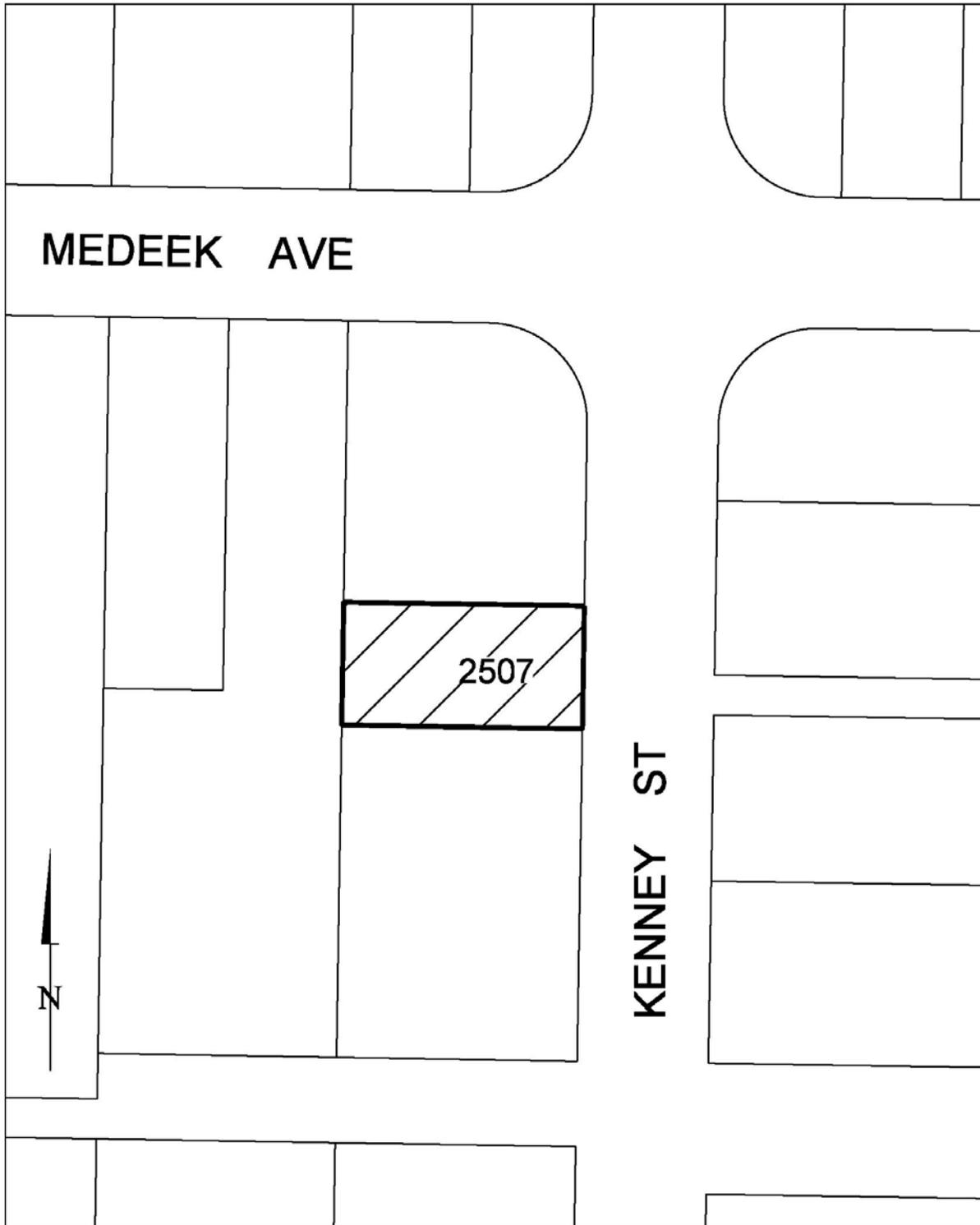
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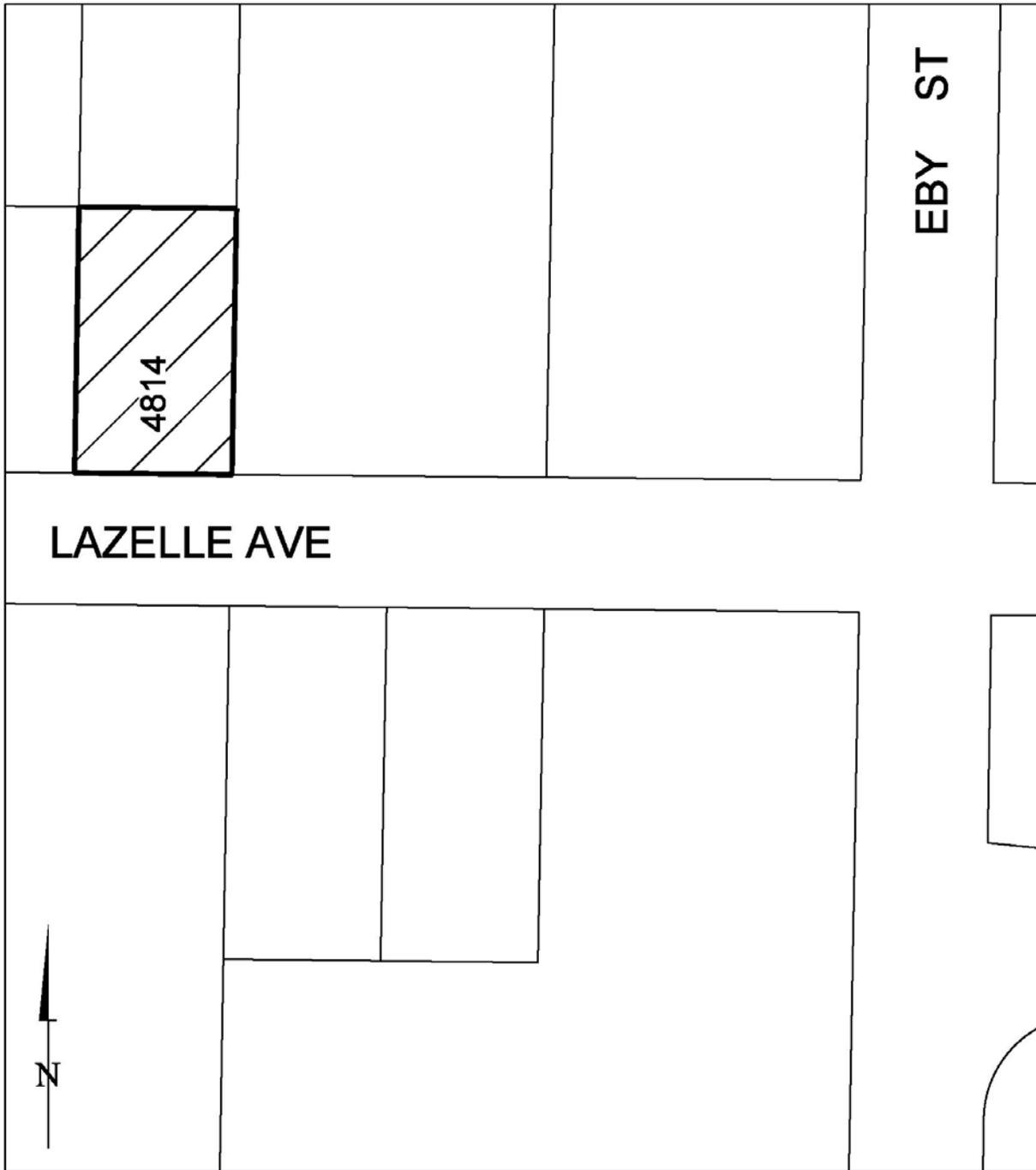
Appendix 'C'



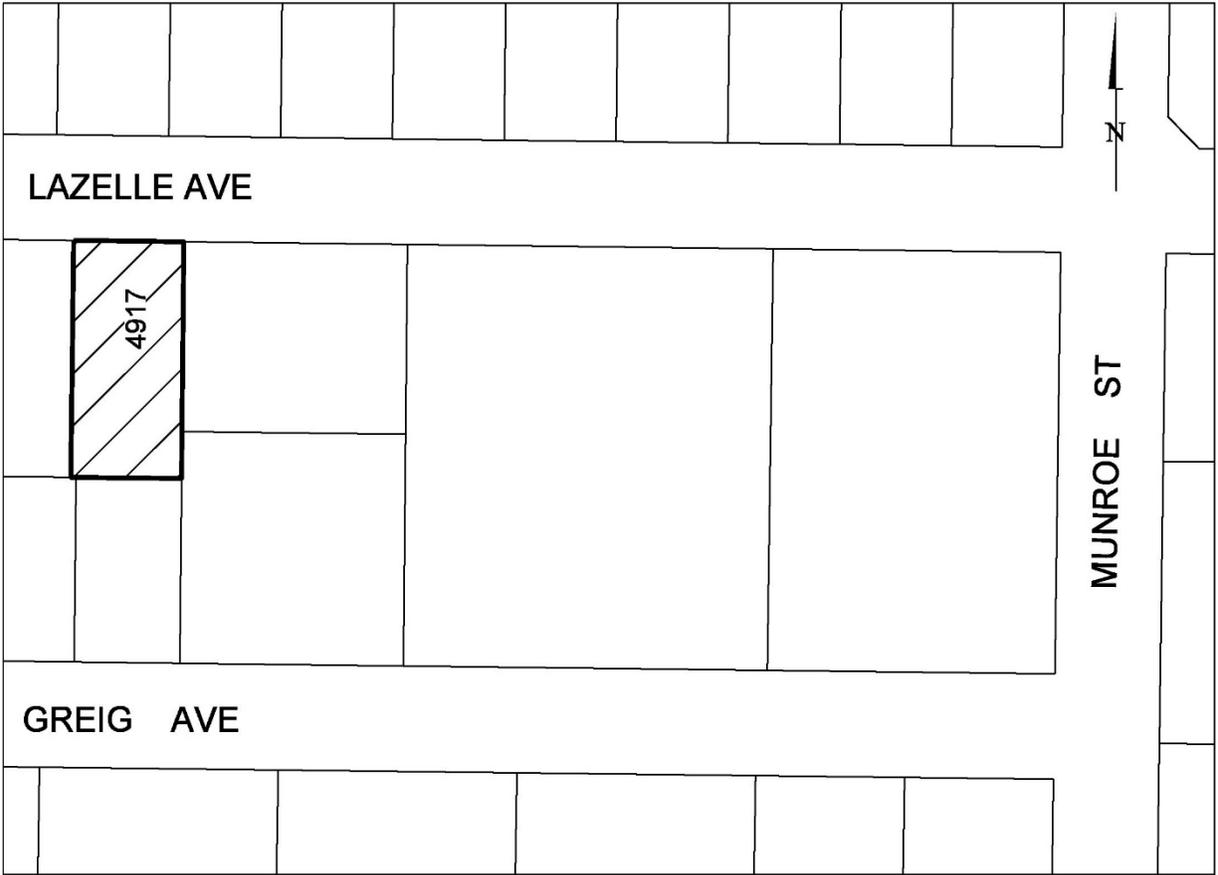
Appendix 'D'



Appendix 'E'



Appendix 'F'



Appendix 'G'

